174.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	590,000 / 590,000
					USE VALUE:	590,000 / 590,000
					ASSESSED:	590,000 / 590,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		WOODBURY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROCHA ELIZABETH
Owner 2:	RESENDES JOSEPH
Owner 3:	
Street 1:	40 WOODBURY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RESENDES JOSEPH M -
Owner 2:	-
Street 1:	40 WOODBURY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,178 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Asbestos Exterior and 1540 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3178.000	229,300		360,700	590,000
Total Card	0.073	229,300		360,700	590,000
Total Parcel	0.073	229,300		360,700	590,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.05 | /Parcel: 383.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 115930

GIS Ref

GIS Ref

Insp Date 10/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 174.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	229,400	0	3,178.	360,700	590,100	590,100	Year End Roll	12/18/2019
2019	101	FV	187,800	0	3,178.	355,600	543,400	543,400	Year End Roll	1/3/2019
2018	101	FV	187,800	0	3,178.	273,100	460,900	460,900	Year End Roll	12/20/2017
2017	101	FV	187,800	0	3,178.	257,700	445,500	445,500	Year End Roll	1/3/2017
2016	101	FV	187,800	0	3,178.	237,100	424,900	424,900	Year End	1/4/2016
2015	101	FV	176,800	0	3,178.	221,600	398,400	398,400	Year End Roll	12/11/2014
2014	101	FV	176,800	0	3,178.	204,100	380,900	380,900	Year End Roll	12/16/2013
2013	101	FV	176,800	0	3,178.	204,100	380,900	380,900		12/13/2012

!13515!

PRINT

Date	Time
12/11/20	03:27:24

LAST REV

Date	Time
04/02/19	13:38:54

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13515

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RESENDES JOSEPH	70509-477		1/16/2018	Convenience	1	No	No	8	
ROCHA ELIZABETH	70316-432		11/30/2017	Private	485,000	No	No		
	21396-395		9/1/1991		122,500	No	No		Jairo A Rocha dod 2/3/2001

USER DEFINED

Prior Id # 1:	115930
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
2/5/2018	SQ Returned	MM	Mary M
12/20/1999	Meas/Inspect	163	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3178		Sq. Ft.	Site		0	70.	1.62	6									360,739						360,700	

Total AC/HA: 0.07296 | Total SF/SM: 3178 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 360,739 | Spl Credit | Total: 360,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.94990498
Adj $ / SQ:	166.708
Other Features:	54800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	332319
Depreciation:	103019
Depreciated Total:	229300

COMMENTS

OF=TOILET FFL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

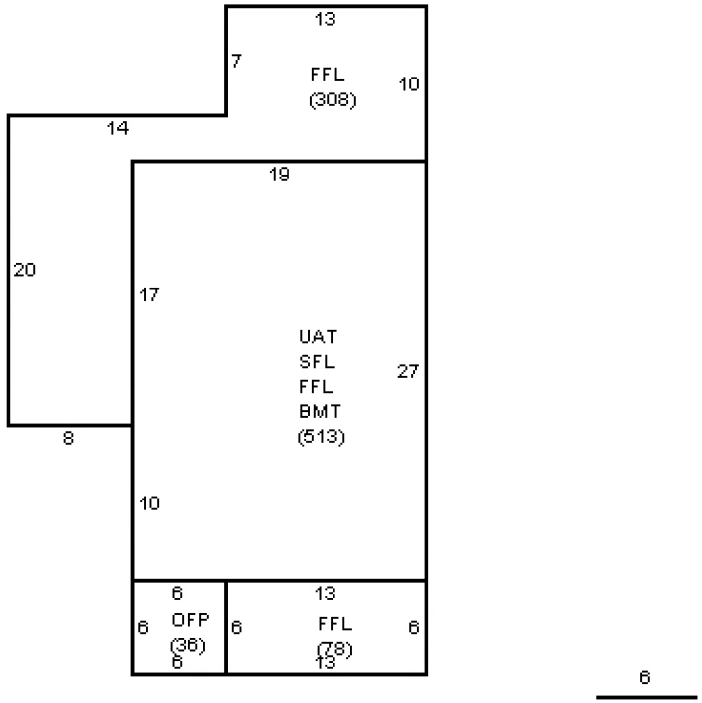
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	166.71
Special Features:	0	Val/Su Net:	109.77
Final Total:	229300	Val/Su SzAd	162.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	899	166.710	149,871
BMT	Basement	513	50.010	25,656
SFL	Second Floor	513	166.710	85,521
UAT	Upper Attic	128	116.700	14,966
OFP	Open Porch	36	41.800	1,505

Net Sketched Area:	2,089	Total:	277,519
Size Ad	1412	Gross Are	2474	FinArea	1540
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc